Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	- 00.00000	&	\$910,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$950,000	Property type	House	Suburb	Rye			

Period-from	01 Jun 2024	to	31 May 2025	Source	

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
47 GRAY STREET RYE VIC 3941	\$890,000	21-Jun-25	
60 OBSERVATION DRIVE RYE VIC 3941	\$920,000	24-Jan-25	
5 VALLEY DRIVE RYE VIC 3941	\$875,000	12-Jun-25	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 27 June 2025

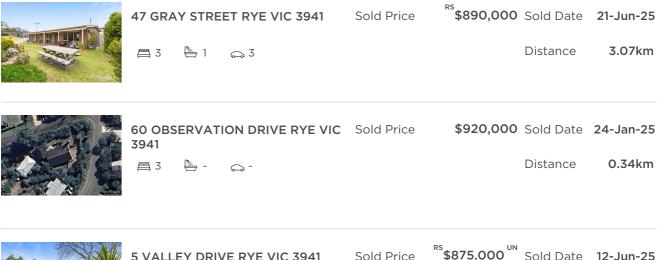


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consumer.vic.gov.au

GRANGER GRANGER Property P 0385941880 M 0497093982

E property@granger.com.au



5 VALLEY DRIVE RYE VIC 3941			Sold Price	^{RS} \$875,000 ^{UN}	Sold Date	12-Jun-25
昌 4	2	\$ -			Distance	0.72km

RS = Recent sale UN = Undisclosed Sale

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